



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, July 13, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **July 13, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

- a. **TR05-046. Tree Removal Permit** to remove 1 Ash tree, 113 foot circumference on a 0.11 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Mt. Palomar Drive, approximately 450 feet northerly of Mt. Hood Way (1482 MT PALOMAR DR) (Bosworth Phyllis, Owner). Council District 5. CEQA: Exempt. Defer to 7/27/05

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PD03-081. Planned Development Permit** to allow for an increase in the amount of material processed at the existing Zanker Road Landfill/Resource Recovery Operation from 1,300 tons per day (TPD) to 2,600 TPD and allow for the limited off-site disposal of residual non-recyclable material. in the A(PD) Planned Development Zoning District, located on the North side of Zanker Road (705 Los Esteros Road (Zanker Road Resource Management, Ltd., Owner). Council District 4. SNI: None. CEQA: Mitigated Negative
- b. **T05-057. Tentative Condominium Map Permit** to reconfigure 1 parcel into 1 lot for up to 28 industrial park condominium units on a 4.8 gross acre site in the IP Industrial Park Zoning District, located at/on the north side of Piercy Road approximately 500 feet westerly of English Place (435 PIERCY RD) (Vcc South Sj Edenvale Lp, Owner). Council District 2. SNI: None. CEQA: Exempt.
- c. **SP 05-024. Special Use Permit** to allow the reinstatement of a legal nonconforming data center use on a 2.58 gross acres site in the IP Industrial Park Zoning District, located on the south side of Holger Way approximately 150 feet south of the intersection of Holger Way and Highway 237

(Carramerica Realty Corporation, Owner). Council District 4. SNI: None. CEQA: Exempt.

- d. **PD05-002. Planned Development Permit** to construct two (2) single-family detached residences on a 1.52 gross acre site in the A(PD) Planned Development Zoning District, located on the southwest corner of Whaley Drive and Blauer Lane (William and Regina Wilson, Owners). Council District 8. SNI: None. CEQA: Exempt.
- e. **TR05-073. Tree Removal Permit** to remove two Palm trees, 86 and 88 inches in circumference on a .18 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 3156 Mosshall Way (Martha E. Herrera, Owner). Council District 8. CEQA: Exempt.
- f. **SP05-019. Special Use Permit** to allow a 463 square foot detached tandem 2-car garage on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the north side of Roycott Way, approximately 250 feet westerly of Lincoln Avenue (1127 ROYCOTT WY) (Smits Jeffrey J, Owner). Council District 6. SNI: None. CEQA: Exempt.
- g. **PDA02-025-01. Planned Development Permit Amendment** to allow construction of an equipment building, a cooling tower, a mechanical building, and a generator enclosure for a total of 1,542 square feet on a 5.22 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Almaden Expressway, approximately 540' southerly of Blossom Hill Road (1037 Coleman Road) (S C V W D, Owner). Council District 10. SNI: None. CEQA: Exempt.
- h. **TR05-063. Tree Removal Permit** to remove one Redwood tree 11.5 feet in circumference on a 0.18 gross acre in the R-1-5 Single-Family Residence Zoning District, located at 6624 Mount Hope Drive (6624 MT HOPE DR) (Ms Susan Drew, Owner). Council District 10. CEQA: Exempt.
- i. **TR05-070. Tree Removal Permit** to remove one Eucalyptus tree 76-inches in circumference on a 0.22 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the west side of S. 16th Street, approximately 800 feet southerly of E. William Street (635 S 16TH ST) (Sharp John B and Nancy D, Owner). Council District 3. CEQA: Exempt.
- j. **SP05-016. Special Use Permit** to an existing industrial building (Building E, except for office component) on a 55.1 gross acre site in the A(PD) Planned Development Zoning District, located at the northwest corner of Curtner Avenue and Monterey Highway (175 Curtner Avenue) (General Electric Company, Owner/Developer). Council District 7. SNI: None. CEQA: EIR Resolution adopted 6/21/05 (File No. PDC04-029).
- k. **SP05-009. Special Use Permit** to construct a 650 square foot non-garage accessory structure on a 0.31 gross acre single-family lot in the R-1-8 Single-Family Residence Zoning District, located at/on the west side of Settle Avenue, approximately 600 feet northerly of Minnesota Avenue (1299 SETTLE AV)

(Pellissier Pierre L And Kimberly S Trustee, Owner). Council District 6. SNI: None. CEQA: Exempt.

- l. PDA99-072-01. Planned Development Permit Amendment** to allow the addition of a play field to an existing church and school (Achiever Christian School) on a 23.9 gross acre site in the R-1-5(PD) Planned Development Zoning District, located at/on the between the southerly terminus of Sands Drive and the easterly terminus of Ironwood Drive (500 SANDS DR) (First Baptist Church Of S J, Owner; Achiever Christian School, Developer). Council District 6. SNI: None. CEQA: Negative Declaration, PD 99-072.
- m. The projects being considered are located on the west side of Dent Avenue, approximately 320 feet southerly of Branham Lane (4965 DENT AV), in the A(PD) Planned Development Zoning District (Delante Villas, LLC, Owner). Council District 9. SNI: None. CEQA: Negative Declaration.**
 - 1. PD05-033. Planned Development Permit** to construct 12 single-family attached residential units on a 0.57 gross acre site.
 - 2. PT05-040. Planned Development Tentative Map** to subdivide one parcel into 13 lots for single-family attached residential units on a 0.57 gross acre site.
- n. The projects being considered are located at/on northwest corner of King and Mabury Roads (9694 TRACT), in the IP Industrial Park Zoning District (CHERRY ACRES, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration.**
 - 1. PD05-015. Planned Development Permit** request to allow grading only for 91 single-family attached residences on a 4 gross acre site.
 - 2. PT05-015. Planned Tentative Map Permit** request to reconfigure one parcel into one lot for 91 single-family attached residences on a 4 gross acre site.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. PDA94-016-02. Planned Development Permit Amendment** request to construct a 7,885 square foot expansion to an existing ammonia gas vault and minor site improvements for industrial purposes on a 88.73 gross acre site in the IP(PD) Planned Development Zoning District, located on the southwest corner of Trimble Road and Orchard Parkway (370 W TRIMBLE RD) (Agilent Technologies Inc, Owner). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration. CONTINUED FROM PH 6/29/05

TR05-061. Tree Removal Permit to remove one Black Walnut (200 inches in circumference) and one California Pepper (125 inches in circumference) on a 0.38 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located at

826 Chapman Street (826 Chapman St LLC, Owner). Council District 6. CEQA:
Exempt. Deferred from 6/22/05

This concludes the Planning Director's Hearing for July 13, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>
PUBLIC INFORMATION COUNTER
(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

June 29, 2005

PUBLIC HEARINGS

1. DEFERRALS

2. CONSENT CALENDAR

- a. **SP05-011** **APPROVED**
- b. **PDA94-016-02** **CONTINUED TO 7/13/05**
- c. **TR05-060** **APPROVED**
- d. **TR05-069** **APPROVED**
- e. **TR05-056** **APPROVED**
- f. **PDA02-056-01** **APPROVED**
- g. **PD05-024** **APPROVED**
- h. **TR05-062** **APPROVED**

3. PUBLIC HEARING